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20b Tabley Road  
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#### Site

Number 20 Tabley Road is a mid-terrace house arranged over three staggered floors and a basement. It is currently divided in two maisonette flats.

Flat 20b occupies the front area of the first floor and the floors above. The house was originally designed with a rear dormer window to benefit from the generous headroom in the area of the attic below the rear roof. This section of the attic is used as a bedroom with a large landing to access it.

The house is neither Listed nor in a Conservation Area.

#### Proposal

- Installation of a new dormer window next to the existing one, in order to use as a bedroom the large area of the rear attic currently occupied by the landing.
- Internal alterations and installation of three new roof lights.

The proposal has been discussed with the Duty Planner Mr Victor Grayson. It received a positive response based on the fact that the proposal is outside of a conservation area, on the rear elevation of the property, the proposed new dormer will match the size, materials and details of the existing one and its scale is very small. For these reasons Mr Grayson thought that the proposal wouldn't create loss of visual or neighbouring residential amenity.

#### Access and Use

The house has direct access from Tabley Road and no alterations are proposed. The use of the property will remain as C3 single dwelling

#### Layout

The existing layout comprises 2 bedrooms, 1 bathroom, 1 living room and a kitchen/dining room.

The proposed alterations will rearrange the property as a 3-bedroom flat with 1 bathroom, 1 living room a Kitchen/ Dining room and two storage rooms.

For detailed description of the proposal, please refer to the accompanying drawings numbered:

013-08/P102, P112-P115.

### Scale

The proposed new dormer has been set in to mirror the existing one. All dimensions will be exactly the same as the existing.

### Appearance

The proposed dormer will match the materials, detailing and finishes of the existing one.

The roof light to the front roof will be a Velux type, minimally framed.

The two roof lights on the flat roof will be in aluminum with a low PVC upstand that will make them not visible from almost everywhere.

### Privacy and Light

The proposed scheme has no impact on the privacy, daylight and sunlight currently enjoyed by the occupants of the adjacent properties

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